

GP-2-2008

West Valley City

General Plan text change to include West Valley City's Growth Principles and Objectives

The West Valley City Planning Commission is being asked to consider Growth Principles and Objectives to establish benchmarks for the City's General Plan update and to guide future development in the City. The growth principles and objectives were inspired by similar principles adopted by the Wasatch Front Regional Council (WFRC) and the Mountainlands Association of Governments (MAG) as part of the *Wasatch Choices 2040* regional transportation plan. In a series of study sessions with the West Valley City Planning Commission, the Growth Principles and Objectives were modified to reflect the unique conditions of West Valley City. These principles will act as a framework to guide the further development of the City's General Plan Update, and should be used in conjunction with other general plan elements to guide future land use decisions.

The West Valley City Planning Commission will be acting as a recommending body to the City Council, who will make the final approval or denial on these growth principles.

The Growth Principles and Objectives are as follows:

- 1. Provide public infrastructure that is efficient and adequately maintained.**
 - Promote redevelopment to better utilize existing infrastructure.
 - Optimize use and maintenance of existing infrastructure.
 - Promote compact development near transit consistent with market demand.
 - Encourage contiguous growth to reduce infrastructure expenses.
 - Develop long term funding sources for infrastructure development and maintenance.
 - Encourage cooperation and coordination in the use of transportation and utility corridors and rights-of-way.
- 2. Provide regional mobility through a variety of interconnected transportation choices.**
 - Develop a balanced, multi-modal transportation system.
 - Coordinate transportation with regional employment, housing, educational and activity centers.
 - Encourage future commercial and residential areas within close proximity of each other to reduce travel distances.
 - Encourage a balance of jobs and housing in each part of the region to reduce travel distances.
 - Support actions that reduce growth in per capita vehicle miles of travel.
- 3. Integrate local land use with regional transportation systems.**
 - Land use planning and decisions remain a function of local communities.
 - Preserve corridors for future infrastructure needs where legally defensible.

- Make land use and transportation decisions based on a comprehensive understanding of their impact on each other.
4. **Provide housing for people in all life stages and incomes.**
 - West Valley City's goal is to encourage the development of owner-occupied housing for a variety of income levels.
 - Consider providing an adequate supply of workforce housing near regional job centers.
 - Encourage land use and housing policies to accommodate the need for a variety of housing types throughout the region.
 - Encourage owner-occupied housing and other development near transit to maximize the efficiency of the public transportation system.
 5. **Ensure public health and safety.**
 - Encourage communities to develop transportation facilities that promote physical activity and healthy living.
 - Encourage accessibility of housing to other destinations to enable the routine use of walking and bike paths.
 - Promote water conservation initiatives within the City.
 - Promote interconnected streets to reduce travel distances.
 - Provide efficient police and emergency access.
 - Provide safe access to, and use of, all modes of transportation.
 6. **Enhance the regional economy.**
 - Improve mobility to foster a robust economy.
 - Use transportation investments and land use decisions to develop the local and regional economy.
 - Transportation and land use decisions should lead to improved quality of life to help retain and recruit businesses and labor.
 - Transportation and land use decisions should help keep our region an affordable place to live and do business.
 7. **Promote regional collaboration.**
 - Encourage collaboration among government, business, education, civic and community organizations.
 - Coordinate development and maintenance of regionally significant utilities and transportation facilities.
 - Include a broad base of involvement in the planning process.
 - Coordinate local and regional planning efforts.
 - Promote the sharing of information and expertise.
 - Coordinate local and regional emergency services.
 8. **Strengthen sense of community.**
 - Promote paths to homeownership, to build and sustain long-lasting, vibrant neighborhoods.

- Preserve and enhance existing single family neighborhoods.
- Preserve environmental, cultural, and historical assets.
- Promote unity and cohesiveness while valuing excellence and diversity.
- Avoid physically dividing neighborhoods.
- Use transportation to bolster town centers.

9. Protect and enhance the environment.

- Protect and enhance the natural environment.
- Enhance the aesthetic beauty of our built environment.
- Promote conservation of energy, water, and regionally significant critical lands.
- Enhance air and water quality.
- Encourage conservation of open space and irreplaceable natural resources in land use decisions.
- Create and enhance access to areas of natural beauty and recreation.
- Encourage community trails coordinated with regional/state trail systems.

Staff Alternatives:

1. Approval, in order to ratify current staff practice and to guide the continued development of West Valley City's general plan update.
2. Continuance, for further review by the Planning Commission.
3. Denial, for reasons determined in the hearing.

Applicant:

West Valley City

Discussion: Frank Lilly presented the application. The Planning Commission had no further concerns to discuss.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Matheson moved for approval of West Valley City's Growth Principles and Objectives, striking the 4th bullet point on item number 6.

Commissioner Jones seconded the motion.

Roll call vote:

Commissioner Davis	Yes
Commissioner Fuller	No
Commissioner Jones	Yes
Commissioner Matheson	Yes

Chairman Woodruff Yes

Majority - GP-2-2008– Approved